

EXHIBIT A – FINDINGS
DRC2014-00134 Vanderhorst

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 14, 2016 for this project. Mitigation measures proposed to address aesthetic and visual resources, air quality and biological resources are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the uses proposed are allowed and as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the use of the site for Bed and Breakfast lodging, incidental camping and temporary events do not generate activities that presents a potential threat to the surrounding property and buildings. All development including temporary events will be subject to County ordinance and Building code requirements designed to address, health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because of the following:
- i. Improvements to the existing driveway and proposed secondary access will allow adequate two-way traffic circulation on the site;
 - ii. Frontage improvements including widening of the road shoulder from city limits to the primary access driveway to a Class II bike lane will alleviate circulation conflicts between road users.
 - iii. The Transportation Demand Management plan includes provisions for event traffic control, event hosting limitations, and enforcement and monitoring compliance.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because of the following:
- i. The project site is accessed from Orcutt Road, a county-maintained rural collector road;
 - ii. The driveway improvements will allow for adequate two-way traffic and adequate sight distance;
 - iii. The implementation of a final, approved Transportation Demand Management plan and conditional performance agreement for future traffic study (if warranted) will ensure long term efficacy of traffic management.

- G. The proposed project is incidental and secondary to the primary agricultural uses on the site and is therefore consistent with Policy 6 of the Agriculture Element
- H. The proposed use will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties.

Incidental Camping

- I. The proposed use will not affect the continuing use of the site as a productive agricultural unit providing food or fibre because the camping area is concentrated within the development area, along the proposed secondary access road and will not diminish existing or new productive agricultural land.
- J. The proposed use will not have an effect upon the continuance or establishment of agricultural uses on surrounding properties because it covers a small area (2 acre) on the 161-acre parcel and will be incidental to the primary agricultural and equestrian uses on site.

Article 4 Exception –Modification to Incidental Camping Setback Standard

- K. Modification of Land Use Ordinance Section 22.30.520.A5 Setbacks to allow incidental camping within the 1,000 feet setback from property line is justified because specific conditions of the site make the standard ineffective. The proposed camping location is within the concentrated development area along the secondary access road, and will not diminish existing or new productive agricultural land on the property. As conditioned, this project will satisfy all mandatory findings required for Conditional Use Permit approval by Section 22.62.060.C4.

Airport Review Area Combining Designation

- L. The proposed project will not adversely affect the operation of the San Luis Obispo County Regional Airport because the project is consistent with the limitations established by the adopted Airport Land Use Plan.

Planning Area Standards – Waiver of Undergrounding

- M. Waiver of the undergrounding standards required by Land Use Ordinance Section 22.96.040 is justified because of existing operational utilities is on site and screened from public roads. Proposed project includes refurbishing existing structures and building small structures that will connect to existing utilities onsite.

Highway Corridor Standards

- N. The development will not create significant adverse effects on the scenic features of the site or vicinity because the project consists of existing and minor new structures that are screened from the Orcutt Road. Natural features and topography have been considered in the design and siting of the proposed physical improvements on site because all proposed uses are located within the developed areas onsite.